

<b>BOARD MEMBER – PRESENT</b> Tim Hill Joey Natour Mike Reynolds Joshua Wright Lisa Hood Skinner Richard Foster	<b>BOARD MEMBERSHIP</b> DKA Representative Business Development Representative Knoxville Knox-County Planning Urban Design Representative Downtown Resident Representative AIA Representative
<b>BOARD MEMBER – ABSENT</b> John Thurman Robin Thomas Sandi Swiley	<b>BOARD MEMBERSHIP</b> Downtown Development Representative Downtown Resident Representative Historic Zoning Commission Representative
<b>EX-OFFICIO &amp; STAFF MEMBERS</b> Christina Magrans Dori Caron Lindsay Crockett Peter Ahrens	<b>DEPARTMENT/ORGANIZATION</b> City Law Department Knoxville-Knox County Planning Knoxville-Knox County Planning Plans Review and Inspections
<b>APPLICANTS &amp; GENERAL PUBLIC</b> Christopher King Nathan Honeycutt Brian Pittman Jim Klonaris John Sanders	<b>AFFILIATION</b> Smee and Busby Architects McCarty Holsaple McCarty, LLC Johnson Architecture, Inc. Applicant Sanders Pace Architecture

The meeting was called to order by Vice Chair Tim Hill. It was established that there was a quorum. Comm. Hill asked that Board members and ex-officio members introduce themselves.

**Action: A Motion was made by Comm. Skinner and seconded by Comm. Wright to approve the February 19, 2020 Design Review Board Minutes. The Motion carried unanimously.**

## Certificates of Appropriateness

### Certificate No. 2-C-20-DT

117 S. Central St. / Parcel ID 94 E G 017 - Carleo's Rooftop Addition (Smee and Busby Architects)  
 Pre-development meeting: February 19, 2020

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The project involves installation of a 1-story rooftop addition on the existing 1-story building. The addition will be setback approximately 14 to 19 feet from the front parapet and will have a roof height of approximately 17 feet above the top of the parapet. The roof will also be approximately 4 feet taller than the adjacent 2-story building. There was no opposition present. Applicant representative Christopher King had nothing

further to add to the staff report. He described their intent with the design regarding preserving, and not fossilizing, existing historic structures while developing an adaptive re-use of the building, and how this design can enhance the district. Discussion ensued regarding the high visibility still inherent in the proposed design. Mr. King stated they feel the design is respectful to both the history of the Old City and existing surrounding structures. Discussion ensued with regards to allowing density in these districts, enhancing and expanding the use / re-use of existing structures and perhaps reducing the number of them that might be torn down. Further discussion surrounded whether the issue was the design itself and / or the high visibility of the structure. Mr. King clarified that this structure will not compromise any existing historic material and could be easily removed in the future, further stating they feel they have met the guidelines. It was noted that a flat [or other style] roof would be much less visible and Mr. King, though acknowledging that option, stressed that a standout streetscape presence is highly desirable for this and similar businesses.

**Staff Recommendation:**

DENY the one-story addition as requested because it is not consistent with the guideline recommendation to "Design rooftop additions so that they are not seen from adjoining streets and sidewalks" (Section 1.C.1e. -- Rooflines and Additions) and the general description of this section that states "A one-story rooftop addition, including railings, may be possible... if it is inconspicuous from the public right-of-way."

***A Motion was made by Comm. Foster and seconded by Comm. Natour to deny Certificate No. 2-C-20-DT as submitted per staff recommendation. The motion carried 3-1 with Comm. Wright voting no.***

**Certificate No. 3-A-20-DT**

525 Henley St. / Parcel ID 94 L J 00100B - Knoxville Marriott Conversion (McCarty Holsaple McCarty, Inc.)  
Pre-development meeting: N/A

Comm. Foster recused himself.

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. This proposal is to convert the existing Holiday Inn to a full-service Marriott hotel. The scope of the project for the exterior of the building includes the guest room tower facade, new entry canopy and porte cochere, and World's Fair Park façade. There will also be modifications to the driveway connection to Clinch Avenue and vehicle circulation on the site. Mr. Reynolds noted staff's main concern with the proposed driveway design is regards to safety, particularly on the Clinch Avenue ROW. There was no opposition present. Applicant Nathan Honeycutt was present and had nothing further to add to the staff report. He stated he understood staff's concern regarding the driveway and noted that they did meet with City Engineering numerous times to work through this design to ensure it is done right. They did explore flipping the design to enter the porte cochere via a straight drive aisle but all involved felt that design would actually be more confusing to drivers. Mr. Honeycutt spoke in some detail regarding their thoughts behind the proposed driveway design, which they believe will actually enhance safety. The design goal is to get the guests under the covered area and into the building as quickly and safely as possible. Mr. Reynolds noted his concern was safety involving the public right of way and he felt a standard design would yield a greater degree of safety and less overall confusion in the public right of way. Mr. Honeycutt noted it was his understanding that City Engineering was fine with the proposed entry and exit design. He acknowledged theirs was a unique situation but felt that they have done their due diligence. Peter Ahrens stated he was confident that City Engineering was fine with the general

layout, but they do not as of yet have the final details to move forward with approval and permitting. Through the plans review approval process they will ensure the dimensions are appropriate.

**Staff Recommendation:**

APPROVE Certificate 3-A-20-DT as requested with the exception of the driveway modifications.

POSTPONE consideration of the driveway modifications until the April 15th board meeting to allow additional time for staff to review the design and its impact on safety for all users of the Clinch Avenue roadway.

***A Motion was made by Comm. Wright and seconded by Comm. Skinner to approve Certificate No. 3-A-20-DT as submitted. The motion carried unanimously.***

**Certificate No. 3-C-20-DT**

531 S. Gay St. / Parcel ID 94 L E 019 - Holston Building (Brian Pittman / Johnson Architecture, Inc.)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. This proposal is a revision to a previously approved Certificate of Appropriateness and includes changes to the storefront facing Krutch Park, the patio design, access to the patio from the Gay Street sidewalk, lighting, and new signage. There was no opposition present. Mr. Reynolds noted the main concern from the Krutch Park estate administrator was how the park is used. He also noted the Applicant is now proposing to use a gas lantern for lighting which would be softer. Christina Magrans noted she had been working closely with the estate administrator with regards to this proposal, further noting that Mr. Pittman has been working closely with the city to ensure the proposal will meet the administrator's requirements. Any approval today should align with those requirements as well. Mr. Reynolds noted the Applicant is now proposing to use a gas lantern for lighting which would be softer. Applicant Jim Klonaris along with Brian Pittman were present and clarified that the previous COA had a different door arrangement. The interior design of the building has changed and the intent was to get the entrance to the building away from the center of the park and closer to Gay Street. Mr. Pittman reviewed additional design details. Ms. Margrans noted she felt that the estate administrator was close to being fully supportive of the proposed design. Mr. Klonaris noted they were open to anything the estate administrator wanted them to do. Peter Ahrens noted that there may be an issue with the proposed lighting with regards to the new zoning code and light shining past the property line or into right of way. He also noted that Plans Review and Inspections was working with Knoxville-Knox County Planning to address potential lighting issues in the new code and suggested if the Board chooses to approve this proposal that the final lighting design be approved by staff. Discussion surrounding lighting options ensued where it was noted the Applicant does not want to nor intend to attach any lighting to the building itself.

**Staff Recommendation:**

APPROVE Certificate 3-C-20-DT as requested, subject to the following conditions: 1) Meeting all requirements of the City of Knoxville Zoning Ordinance. 2) Meeting all requirements of the Krutch estate administrator. 3) Meeting all requirements of the City of Knoxville License and Indemnity Agreement that is to be approved by City Council.

***A Motion was made by Comm. Foster and seconded by Comm. Natour to approve Certificate No. 3-C-20-DT as submitted, subject to 3 conditions, per staff recommendation, and be further contingent upon staff review and final approval of any lighting. The motion carried unanimously.***

### Certificate No. 3-D-20-DT

300 & 316 W. Magnolia Ave. / Parcel ID 94 E F 004 & 94 E F 003- Rayl School Shop & Free Service Tire (Sanders Pace Architecture)  
Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. This proposal is to renovate 300 & 316 West Magnolia Avenue. There was no opposition present. Applicant representative John Sanders was present and noted they dove deeply into the history of the buildings and their proposed design is in keeping with honoring that history. He offered additional detail in what they propose to do. He noted this will be a mixed-use building and they also intend to re-activate the alley retuning it to the public. Mr. Sanders clarified that the storefront would be rusticated and in contrast with the sleek white metal.

**Staff Recommendation:**

APPROVE Certificate 3-D-20-DT as submitted.

*A Motion was made by Comm. Foster and seconded by Comm. Wright to approve Certificate No. 3-D-20-DT as submitted per staff recommendation. The motion carried unanimously.*

## Staff Report

### Certificate No. 3-B-20-DT

125 S. Central Street / Parcel ID 094EG02103 – Minor modifications to a non-historic storefront to accommodate ADA accessibility into the ground floor space.

Mike Reynolds reviewed the submittal.

## Other Business

None

## Adjournment

There was no further business and the meeting was adjourned at 5:37 PM.

## Workshop

None